134.0	0005	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,013,600 / 1,013,600
					USE VALUE:	1,013,600 / 1,013,600
					ASSESSED:	1,013,600 / 1,013,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		MENOTOMY ROCKS DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OBRIEN JOHN E JR & CYNTHIA G
Owner 2:	
Owner 3:	
Street 1:	12 MENOTOMY ROCKS DR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HOUGH MARY JANE/TRS -
Owner 2:	12 MENOTOMY ROCKS DR TRUST -
Street 1:	12 MENOTOMY ROCKS DR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .224 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1968, having primarily Wood Shingle Exterior and 2838 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9768.000	443,200		570,400	1,013,600
Total Card	0.224	443,200		570,400	1,013,600
Total Parcel	0.224	443,200		570,400	1,013,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 357.15 | /Parcel: 357.15

Legal Description

User Acct: 86533

GIS Ref:

GIS Ref:

Insp Date: 02/20/14

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 134.0-0005-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	443,200	0	9,768.	570,400	1,013,600		Year end	12/23/2021
2021	101	FV	430,400	0	9,768.	570,400	1,000,800		Year End Roll	12/10/2020
2020	101	FV	523,500	0	9,768.	570,400	1,093,900	1,093,900	Year End Roll	12/18/2019
2019	101	FV	383,400	0	9,768.	534,800	918,200	918,200	Year End Roll	1/3/2019
2018	101	FV	383,400	0	9,768.	442,100	825,500	825,500	Year End Roll	12/20/2017
2017	101	FV	383,400	0	9,768.	406,400	789,800	789,800	Year End Roll	1/3/2017
2016	101	FV	383,400	0	9,768.	370,800	754,200	754,200	Year End	1/4/2016
2015	101	FV	373,000	0	9,768.	363,700	736,700	736,700	Year End Roll	12/11/2014

!10475!

PRINT

Date	Time
12/30/21	10:46:19

LAST REV

Date	Time
09/17/20	11:03:35
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10475

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOUGH MARY JANE	57074-189		6/30/2011		820,000	No	No		
HOUGH KEVIN J &	50117-451		9/19/2007	Family	1	No	No		
	19197-251		7/1/1988		315,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/25/2016	2095	Redo Bat	22,400	O				remod 2 baths
5/14/2009	347	Manual	7,500					
2/4/2004	60	Manual	13,000			G6	GR FY06	INSTALL FRENCH DOO

ACTIVITY INFORMATION

Date	Result	By	Name
2/20/2014	Meas/Inspect	PC	PHIL C
1/26/2009	Measured	372	PATRIOT
1/26/2005	Permit Visit	BR	B Rossignol
11/23/1999	Mailer Sent		
11/9/1999	Measured	256	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	86533
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9768		Sq. Ft.	Site		0	80.	0.73	9									570,436						570,400	

Total AC/HA:	0.22424	Total SF/SM:	9768	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	570,436	Spl Credit		Total:	570,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1968	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.12770700
Const Adj.:	1.00439954
Adj $ / SQ:	158.574
Other Features:	103500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	602192
Depreciation:	158979
Depreciated Total:	443213

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	1			HB	1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

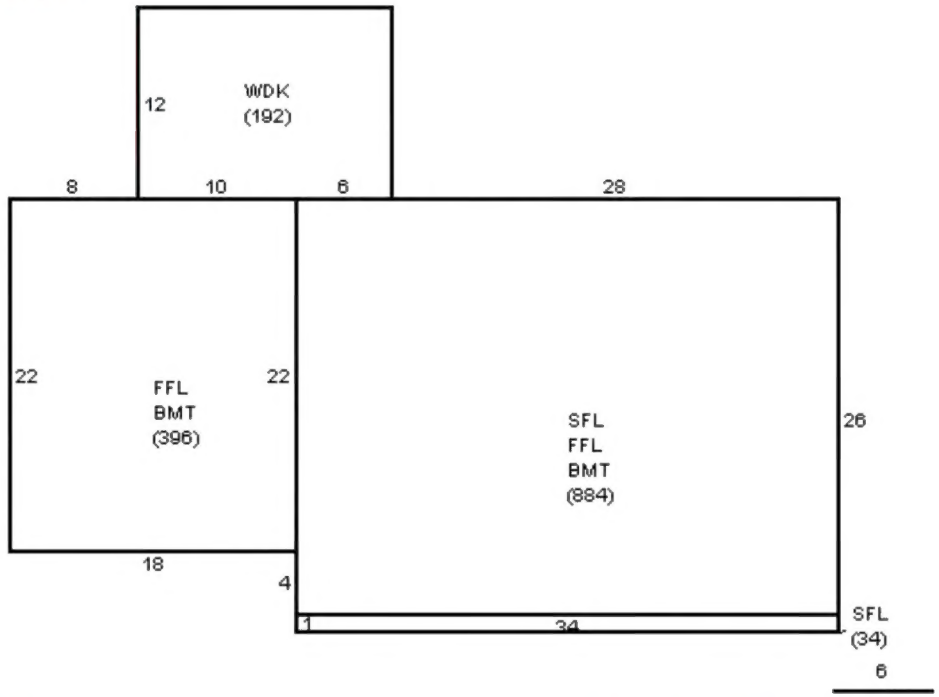
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	174.43
Special Features:	0	Val/Su Net:	120.76
Final Total:	443200	Val/Su SzAd	201.64

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,280	72.840	93,241
FFL	First Floor	1,280	158.570	202,974
SFL	Second Floor	918	158.570	145,571
WDK	Deck	192	11.260	2,161

Net Sketched Area:	3,670			Total:	443,947
Size Ad	2198	Gross Area	3670	FinArea	2838

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	V	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

134.0-0005-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: